

July 25, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1191
Windom Realty Trust
79 Seattle & 70 Windom Streets, Brighton

Petitioner seeks a variance to change occupancy from a freight terminal to a wholesale plumbing supply warehouse and to erect a one story addition in a Light Manufacturing (M-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 18-4 Front yard is insufficient	20 ft.	10 ft.

The property is a one story concrete block structure fronting on Seattle Street. The petitioner proposes to erect a one story front and side addition, which would conform with the existing building alignment, and would utilize the entire structure as a wholesale plumbing supply house. The front yard violation is existing. The proposed change of occupancy would be consistent with other commercial uses in the area. Recommend approval.

VOTED: That in connection with Petition No. Z-1191, brought by Windom Realty Trust, 79 Seattle & 70 Windom Streets, Brighton, for a variance of insufficient front yard to change occupancy from a freight terminal to a wholesale plumbing supply warehouse and to erect a one story front and side addition in a Light Manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The yard violation is existing and the proposal would be consistent with other commercial uses in the area.

Re: Petition No. Z-1192
Anthony W. Salerno
4 Charter Street, Boston

Petitioner seeks two variances to change occupancy from a store and three family dwelling to a three family dwelling and to erect a one story rear addition in an Apartment (H-3) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 17-1	Usable open space is insufficient	100 sq. ft/du	0
Sect. 20-1	Rear yard is insufficient	20 ft.	0

The property, a four story brick structure, is located on Charter Street at the intersection of Charter and Hanover Streets. The petitioner proposes to utilize the vacant first floor and erect a one story addition at the rear to enlarge the existing apartment. Elimination of the store for dwelling purposes is favorable, however, the proposed rear addition is undesirable since it would occupy all usable open space on the lot in an existing over dense area. Recommend denial.

VOTED: That in connection with Petition No. Z-1192, brought by Anthony W. Salerno, 4 Charter Street, Boston, for variances of insufficient open space, and rear yard to change occupancy from a store and three family dwelling to a three family dwelling and to erect a one story rear addition in an Apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Elimination of the store for dwelling purposes is favorable, however, the proposed rear addition is undesirable since it would occupy all usable open space on the lot in an existing over dense area.

Re: Petition No. Z-1195
Francis Vazza
21 Bailey Street, Dorchester

Petitioner seeks three variances to erect a three story and basement-twelve unit apartment structure in a Residential (R-.8) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-2	Lot area for additional dwelling unit is insufficient	1500 sq.ft./du	460 sq.ft./du
Sect. 15-1	Floor area ratio is excessive	0.8	1.19
Sect. 17-1	Usable open space is insufficient	800 sq.ft./du	217 sq.ft./du

The property, a two story frame structure, is presently vacant and boarded up. The floor area ratio would be more than doubled and open space would be only one-fourth of the code requirement. These violations indicate substantial overcrowding of the land. The proposed apartment density is incongruous with the one and two family residences which predominate on the street. Recommend denial.

VOTED: That in connection with Petition No. Z-1195, brought by Francis Vazzo, 21 Bailey Street, Dorchester, for variances of insufficient lot area for additional dwelling unit, insufficient usable open space and excessive floor area ratio to erect a three story and basement-twelve unit-apartment structure in a Residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposed density would be incongruous with the residential character of the area. The

The violations indicate substantial overcrowding of the land.

Re: Petition No. Z-1196
Harold F. Cail
456 Centre Street, Jamaica Plain

Petitioner seeks a variance to erect an addition to a one family dwelling and dentist's office in a Local Business (L-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Section 15-1 Floor area ratio is excessive	0.5	2.5

The property is a three story structure located on Centre Street at the intersection of Centre and Boylston Streets. The petitioner recently received a permit to change the occupancy from a four family residence and dentist's office to a one family residence and dentist's office. He has filed an amended plan to add a room to his second floor office over an existing sunporch. Floor area ratio violation would be increased insignificantly. The proposed addition would not adversely affect the adjacent properties. Recommend approval.

VOTED: That in connection with Petition No. Z-1196, brought by Harold F. Cail, 456 Centre Street, Jamaica Plain, for a variance of excessive floor area ratio to erect a one room addition to a one family dwelling and dentist's office in a Local Business (L-.5) district, the Boston Redevelopment Authority recommends approval. The violation is minimal and would not adversely affect surrounding properties.

July 25, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRAL - ADDENDUM

Re: Petition No. Z-1194
Atlantic Refining Company
524 Warren Street, Roxbury

Petitioner seeks an extension of a Conditional Use and a variance to erect an addition to a gasoline service station in a Local Business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-6 The addition to a pre-existing Conditional use requires a Board of Appeal hearing		
Sect. 20-1 Rear yard is insufficient	20 ft.	2 ft.

The property is located on Warren Street at the intersection of Warren and Gaston Streets. The petitioner proposes to modernize and to erect an addition for storage space. The rehabilitation will not result in any structural change. The Model Cities staff has no objection. Recommend approval.

VOTED: That in connection with Petition No. Z-1194, brought by Atlantic Refining Company, 524 Warren Street, Roxbury, for an extension of a Conditional Use and a variance of insufficient rear yard to erect a one story addition to a gasoline service station in a Local Business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposed addition is reasonable and the rehabilitated station would provide a more beneficial service to the area.